

939 AND 1083 PARSONS ROAD SW

UNIT 939
SOLD

UNIT 1083
AVAILABLE



ROMI SARNA AND
ASSOCIATES

FOR SALE AND LEASE

939 AND 1083 PARSONS ROAD SW

LOCATION HIGHLIGHTS

- Prime location at Ellerslie Road & Parsons Road intersection
- High-exposure corner in a busy south Edmonton commercial corridor
- Surrounded by Parsons Park and growing residential communities

PROPERTY ADVANTAGE

- Two units available: 1,029 sq. ft. and 1,681 sq. ft.
- Available for both sale and lease opportunities.
- Purchase price starting at \$525 PSF
- Lease rates starting at \$35.00 PSF
- Estimated operating costs of \$18.00 PSF (2026)
- Ideal for retail, medical, office, or service-based businesses

COME JOIN OUR GROWING COMMUNITY!

TRANSPORTATION LINKS

- Direct frontage on Parsons Road with strong daily traffic
- Immediate access to Ellerslie Road and major arterial routes
- Minutes to Anthony Henday Drive and Calgary Trail

SURROUNDING DEMOGRAPHICS

- Located in a fast-growing south Edmonton node
- Strong mix of residential, retail, and service developments nearby
- High-density population with continued area expansion
- Consistent daytime traffic from surrounding businesses and commuters



The information contained herein was contained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

AERIAL MAP



HOUSEHOLD INCOME & EMPLOYMENT

Median household income	\$112,500
Average household income	\$128,900
Unemployment rate	5.9%

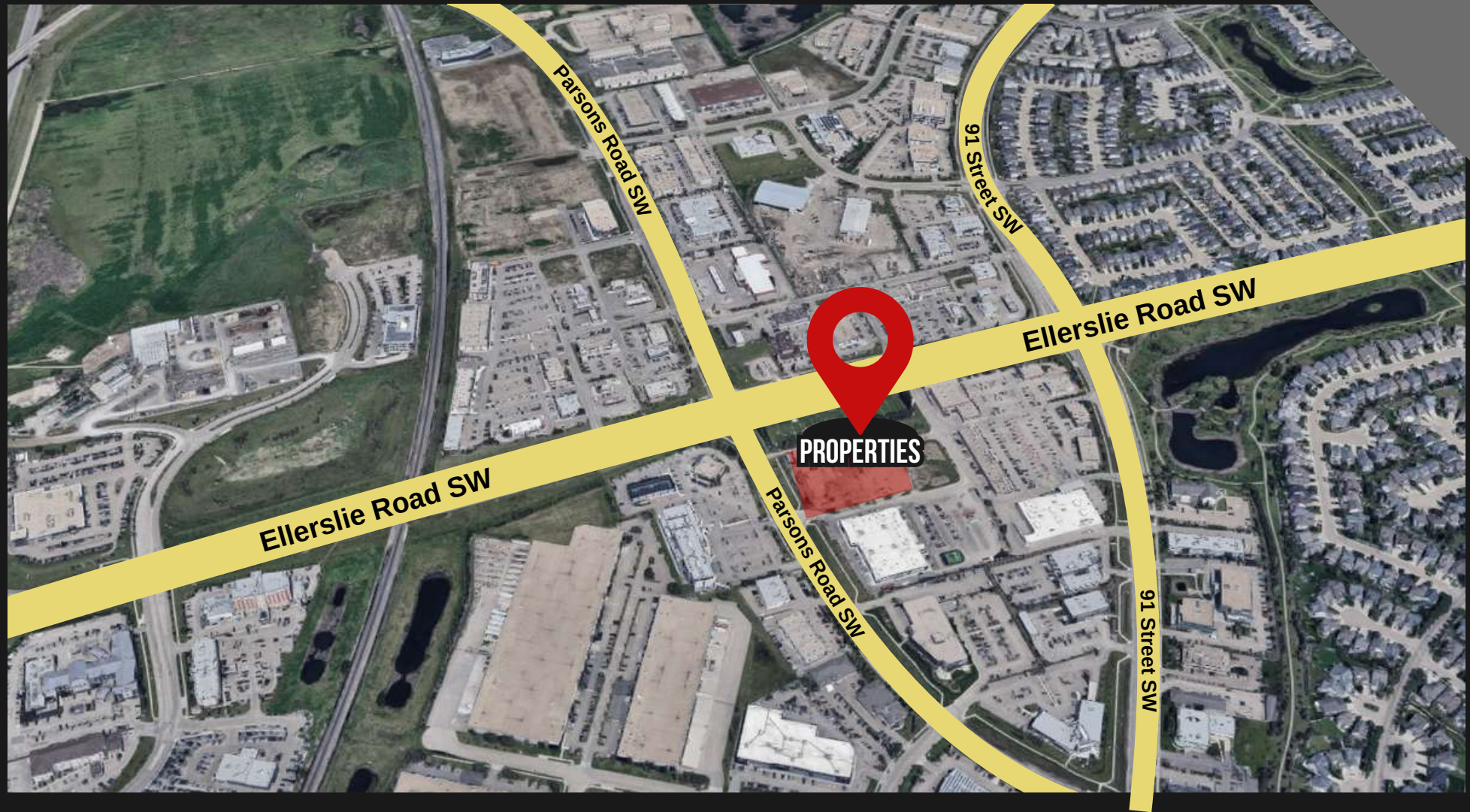


POPULATION

Total population	31,800
Population density	3,950 people/km ²
Median age	34.1 years

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AERIAL MAP



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PROPERTY DETAILS



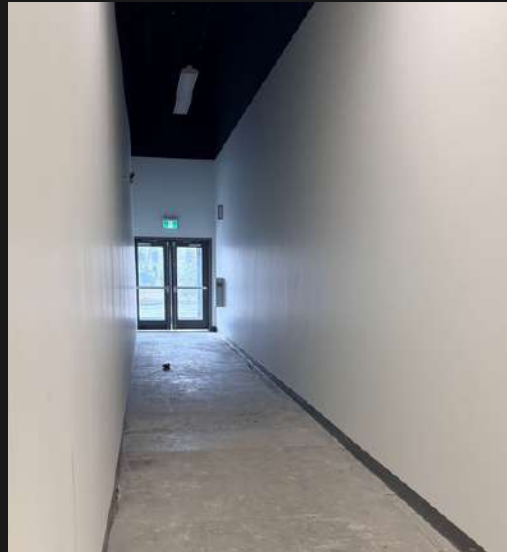
PROPERTY & TRANSACTION INFORMATION

Transaction Type	For Sale and Lease
Sale Price	\$525 PSF
Lease Rate	Starting at \$35.00 PSF
Op Costs	\$18.00 PSF (Estimated for 2026)
Legal Address	Unit 939 - Condo Plan 2520670 Unit 42 Unit 1083 - Condo Plan 2222522 Unit 10
Size	Unit 939 is 1029 sq. ft. Unit 1083 is 1681 sq. ft.

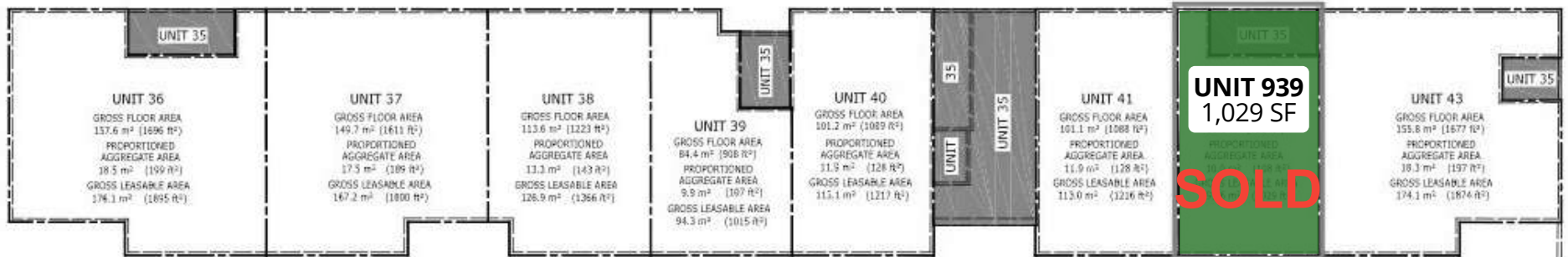
SOLD UNIT 939 - PROPERTY PHOTOS



AVAILABLE UNIT 1083 - PROPERTY PHOTOS

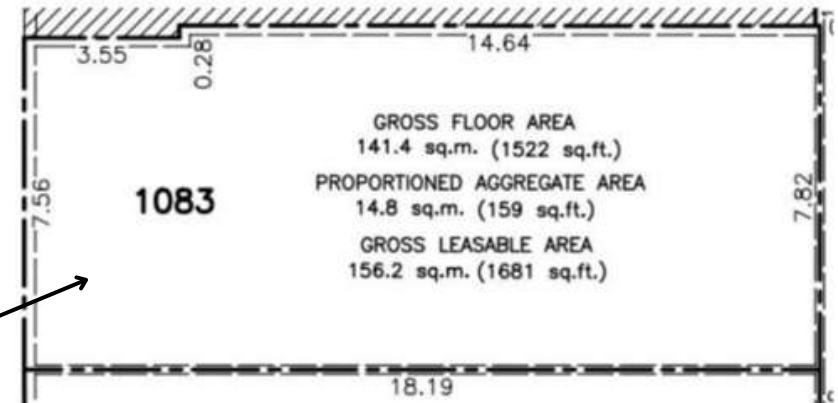
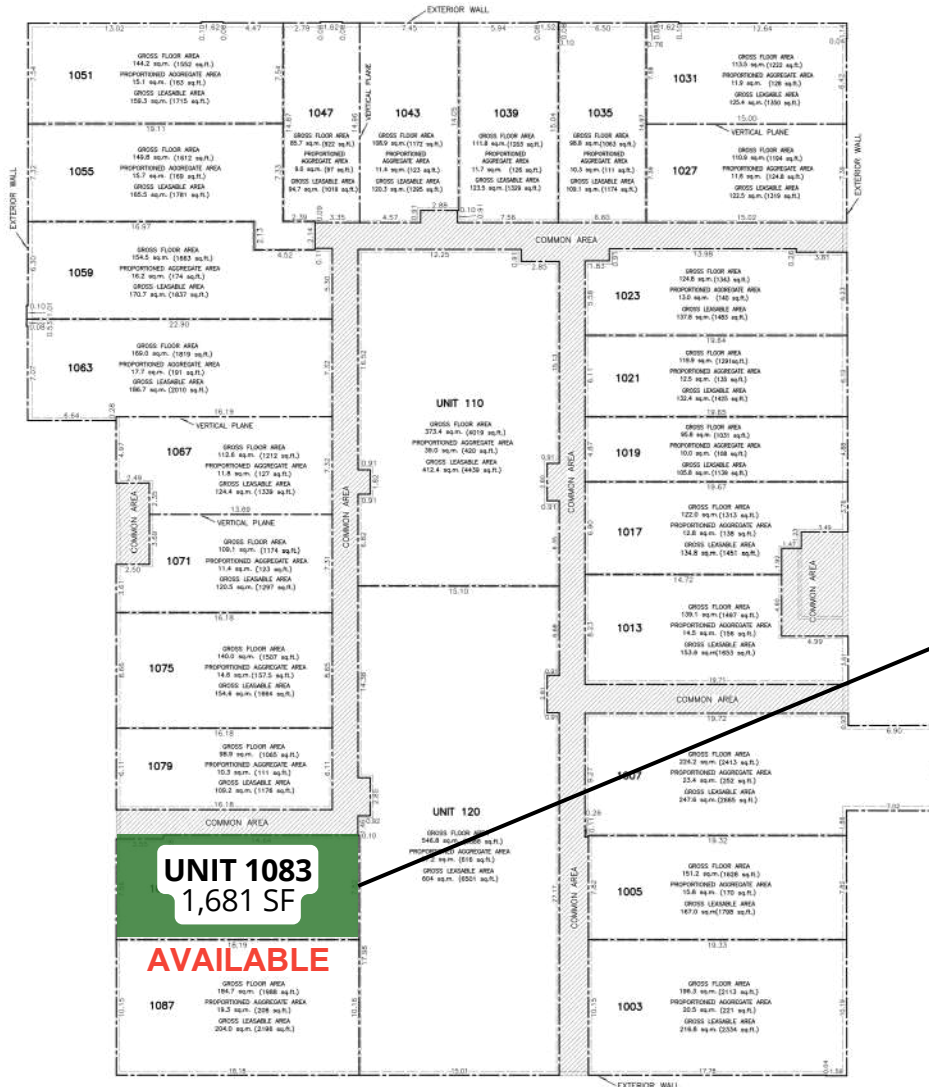


SITEPLAN Unit 939



CONDOMINIUM BUILDING "A"

SITEPLAN Unit 1083



Total Gross Area = 1681 Sq. Ft.

CONTACT US

Romi Sarna

Email : romi@romisarna.ca

 **(780) 450-6300**

MaxWell
Polaris

MaxWell
Commercial

RS

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